

MINUTES
Mansfield Inland Wetland Agency/Planning and Zoning Commission
Special Meeting – Field Trip
Monday, March 12, 2007

Members present: R. Favretti (Chairman), B. Gardner, J. Goodwin (items 1-4),
K. Holt, B. Ryan
Others present: G. Meitzler, Wetlands Agent and Assistant Town Engineer,
G. Padick, Director of Planning

The field trip began at 1:05 p.m.

1. Proposed Storrs Center Special Design District, PZC file #1257

Cynthia van Zelm, Director of the Mansfield Downtown Partnership, Inc. met the participants. Portions of the area of proposed rezoning were reviewed from locations east of the University Plaza, Storrs Commons and Marketplace sites. Site characteristics were observed. No decisions were made.

2. Paideia site, 18 Dog Lane, PZC file #1049-7

Participants were met by Elias Tomazos, representing Paideia. The existing status of the under-construction Greek amphitheater project was observed from the easterly edge of the upper parking lot for the Paideia educational center. Site characteristics were observed. No decisions were made.

3. Ellise Road, Glen Terrace Section 5 site, IWA file W1370, PZC file #750-3

Participants were met by project surveyor, Steve Filip. A proposed driveway crossing of Fishers Brook was observed from the end of Ellise Road and from the edge of the brook at the crossing location. Site characteristics were observed. No decisions were made.

4. Candide Lane property located at corner of Browns Road, IWA file W1371

Participants were met by project engineer Michael Dilaj, two additional applicant representatives and an abutting property owner. The proposed locations of a new house and septic system were observed from Candide Lane and from the interior location where the house would be located. Site characteristics were observed. No decisions were made.

5. Freedom Green phases 3 and 4a, PZC file #636-4

Participants were met by Richard Todd of the Villages at Freedom Green Homeowners Association and by Jean and Bob Beaudoin, developers of Freedom Green. Participants walked through portions of phases 3 and 4a

and viewed site conditions primarily from existing roadways. Primary attention was given to grading and drainage and the location of street lighting and signage. No decisions were made.

The field trip ended at about 3:50 p.m.

Respectfully submitted,

K. Holt, Secretary